

ORDINANCE O2013-28

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR AN AMENDED MAP AND LEGAL DESCRIPTION TO EFFECT A MODIFICATION TO THE BOUNDARIES OF THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of The City of Wildwood adopted Ordinance Number 02012-20 on June 25, 2012 and;

WHEREAS, Ordinance Number 02012-20 established The Brownwood Community Development District (the "District"), and;

WHEREAS, the District has approved a petition to the City of Wildwood requesting that the legal description included in Exhibit "A" to Ordinance 02012-20 be amended to reflect a reduction in the size of the District of 43.9 acres, more or less, and;

WHEREAS, the District has filed a "Petition to Amend the Boundaries of Brownwood Community Development District (the "Petition")", pursuant to and in compliance with Section 190-046, Florida Statutes, and;

WHEREAS, in the Petition, the District requests that the City pass an ordinance amending Ordinance 02012-20, to reflect the new legal description and amended boundary of the District.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of The City of Wildwood, Florida, that Ordinance Number 02012-20 is hereby amended as follows:

SECTION 1: *Petition.* The "Petition to Amend the Boundaries of Brownwood Community Development District, as submitted to the City of Wildwood Commissioners, is hereby GRANTED.

SECTION 2: *Modification of Map and Legal Description.* Exhibit A to Ordinance Number 02012-20 is hereby stricken in its entirety and replaced by the map and legal description attached hereto and incorporated herein as "Exhibit A".

SECTION 3: *Severability.* If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not effect other provisions or applications of the Ordinance which can be given the effect without the invalid provision or application, and to this end, the provision of this ordinance are declared severable.

SECTION 4. *Effective Date.* This Ordinance shall take effect July 8, 2013.

DONE AND ORDAINED this 8<sup>th</sup> day of July, 2013 at Wildwood, Sumter County,  
Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA



ATTEST: Joseph Jacobs  
Joseph Jacobs, City Clerk

First Reading: 6.24.13

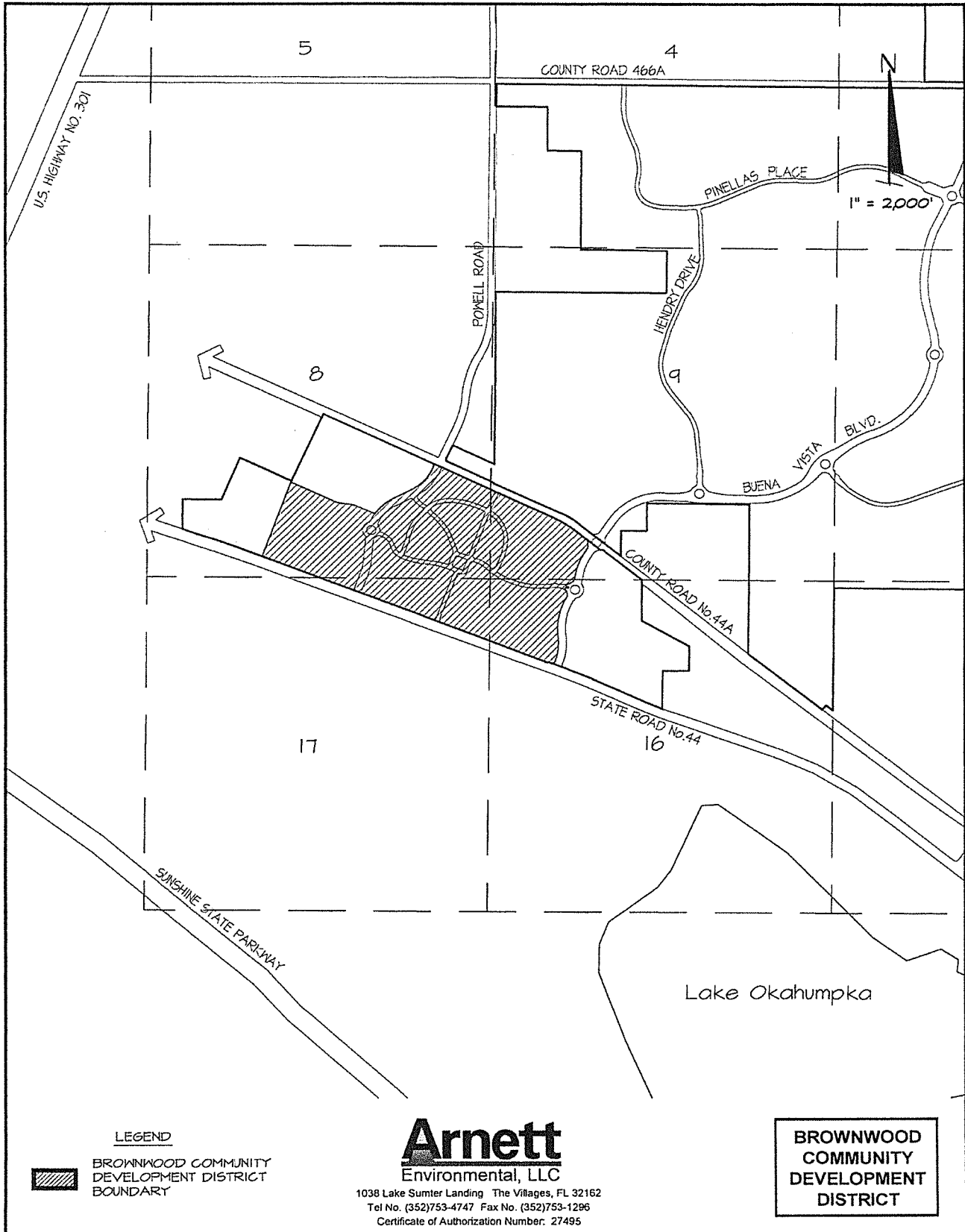
Second Reading: 7.8.13

Approved as to form:

Jeri Blair  
Jeri Blair, City Attorney

Ed Wolf  
BY: Ed Wolf, Mayor

# EXHIBIT A



**EXHIBIT "A"**

**DESCRIPTION OF THE AMENDED  
BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT  
APPROXIMATELY 198.4**

A PARCEL OF LAND LYING WITHIN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, INCLUDING THAT PORTION OF THE CSX TRANSPORTATION RAILROAD AS SHOWN ON ATTACHMENT #2 IN THE AMENDED FINAL JUDGEMENT RECORDED IN O.R. BOOK 1993, PAGE 782; ALSO INCLUDING THAT PORTION OF RIGHT-OF-WAY FOR POWELL ROAD AS RECORDED IN O.R. BOOK 2088, PAGE 199; AND ALSO INCLUDING THAT PORTION OF PARCEL 101A RIGHT-OF-WAY OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518 AND DESCRIBED IN O.R. BOOK 2529, PAGE 485, ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE NW1/4 OF AFORESAID SECTION 16 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44 TO THE WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2332, PAGE 395, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A AS DESCRIBED IN O.R. BOOK 2332, PAGE 395 AND O.R. BOOK 2173, PAGE 649, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD AS DESCRIBED IN O.R. BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS N24°49'48"E; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: RUN SOUTHEASTERLY 78.76 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 90°14'54" TO THE POINT OF TANGENCY; THENCE S25°04'43"W A DISTANCE OF 30.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 690.00 FEET; THENCE RUN SOUTHWESTERLY 460.02 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 38°11'57" TO THE POINT OF TANGENCY; THENCE S63°16'39"W A DISTANCE OF 330.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE RUN SOUTHWESTERLY 368.67 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 27°47'37"; THENCE DEPARTING SAID

RIGHT-OF-WAY ALONG A NON-TANGENT LINE RUN N66°22'30"W A DISTANCE OF 309.36 FEET; THENCE N69°21'04"W A DISTANCE OF 40.55 FEET; THENCE N75°37'23"W A DISTANCE OF 40.55 FEET; THENCE N82°26'11"W A DISTANCE OF 47.51 FEET; THENCE N86°19'02"W A DISTANCE OF 51.75 FEET; THENCE N81°27'56"W A DISTANCE OF 61.87 FEET; THENCE N75°49'16"W A DISTANCE OF 61.91 FEET; THENCE N70°02'15"W A DISTANCE OF 57.09 FEET; THENCE N65°11'41"W A DISTANCE OF 715.56 FEET; THENCE RUN SOUTHWESTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; SAID POINT LYING 1500.00 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID RIGHT-OF-WAY LINE) THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 RUN SOUTHEASTERLY TO THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 2529, PAGE 485; THENCE CONTINUE SOUTHEASTERLY TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY DESCRIBED IN O.R. BOOK 2529, PAGE 485; THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 TO THE POINT OF BEGINNING.

Inst:201360028013 Date:7/30/2013 Time:3:32 PM  
DC,Gloria R. Hayward,Sumter County Page 5 of 5 B:2652 P:696